

# DPD

## Director's Rule 7-2006

<b>Applicant:</b>  City of Seattle Department of Planning and Development	<b>Page</b>  1 of 2	<b>Supersedes:</b>  DR 16-90
	<b>Publication:</b>  2/9/06	<b>Effective:</b>  3/1/06
<b>Subject:</b>  Access to Exits from Elevator Lobbies	<b>Code and Section Reference:</b> Seattle Building Code Sections 1001.1, 1008.1 and 1014.1	
	<b>Type of Rule:</b> Code Interpretation	
	<b>Ordinance Authority:</b> SMC 3.06.040	
<b>Index:</b>  Building Code/Technical Requirements	<b>Approved</b>  (signature on file) Diane M. Sugimura, Director, DPD	<b>Date</b>  2/28/06

### BACKGROUND

#### Means of Egress:

Section 1001.1 of the Seattle Building Code requires that "buildings or portions thereof shall be provided with a means of egress system." A means of egress is defined as "a continuous and unobstructed path of vertical and horizontal egress travel from any occupied portion of a building or structure to a public way." Additionally, Section 1008.1.8 requires that means of egress doors shall be readily openable from the egress side without the use of a key or special knowledge or effort. Section 1003.7 states that elevators "shall not be used as a component of a required means of egress from any other part of the building" with the exception of elevators used as an accessible means of egress under Section 1007.4.

### PURPOSE

In some building designs the elevator lobby is enclosed by doors, and the stairway enclosure doors do not open directly into this lobby. This design is common for floors occupied by a single tenant. The elevator lobby doors become entry doors to the tenant space and, therefore, security is necessary. When locked, these doors prevent access

to the exit enclosures from the elevator lobby. Access to the exit stairways is needed for emergencies in which elevators cannot be used, such as fire, medical, earthquake and assault. The purpose of this rule is to establish minimum acceptable standards for exiting from elevator lobbies.

## **RULE**

For the purposes of this rule, doors that unlock upon a signal from the fire alarm and doors that unlock upon power failure are considered locked doors. Doors from elevator lobbies providing access to an exit or exits may be locked during or after business hours when the following standards are met:

- a. A key, key card or combination lock pad is required to be used for the elevator to stop at the floor applying this rule;
- b. The lobby doors can be unlocked from either side by the same key, key card or combination that is required to operate the elevator;
- c. The lobby doors unlock automatically upon fire alarm;
- d. The lobby doors unlock automatically upon power loss;
- e. The alarm system includes smoke detection in the elevator lobby and at least two detectors on the tenant side within 15 feet of the door;
- f. Access through the tenant portion of the building to both exits shall be unobstructed; and
- g. The building has an automatic sprinkler system throughout in accordance with SBC 903.3.1.1 or SBC 903.3.1.2.

In accordance with Sections 104.14 and 104.15 of the Seattle Building Code, the Department of Planning and Development will consider alternate design proposals which accomplish the intent of this Rule.